

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 9 Canopus Drive, Doncaster East, VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$1,398,000

Median sale price

Median price \$1,662,500 Property Type House Suburb Doncaster East (3109)

Period - From 27/06/2023 to 27/06/2024 Source Realestate

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 LISA CLOSE, DONCASTER EAST VIC 3109	\$1,245,000	15/06/2024
26 HERTFORD ROAD, DONCASTER EAST VIC 3109	\$1,300,000	09/05/2024
26 BELINDA CRESCENT, DONCASTER EAST VIC 3109	\$1,300,500	06/04/2024

This Statement of Information was prepared on: 28/06/2024